## Project Application Land Use Department

P.O. Box 660; 333 Calef Hwy, Barrington, NH 03825 \* Phone: 603-664-5798 \* Fax: 603-664-0188 251-63-RC-21-Design Project Name: 2A Tactical, LLC Site Plan Date 7-13-2021 Staff Signature required PRIOR to submittal PRELIMINARY APPLICATION: Preliminary Conceptual Review x Design Review Development of Regional Impact FORMAL APPLICATION: Subdivision Type: Major\_\_\_\_ Minor Conventional Conservation Site Plan Review: Major\_X Major\_X Minor\_\_\_

Conditional Use Permit \_\_\_\_ Sign Permit \_\_\_ Boundary Line Adjustment \_\_\_\_ Special Permit \_\_\_\_ Minor Amendment to Subdivision/Site Plan Approval \_\_\_\_ Other \_\_\_\_ Project Name: 2A Tactical, LLC Area (Acres or S.F) 8.6 acres Project Address: Rte 125 & Bumford Road Current Zoning District(s): Regional Commercial Map(s) 451 Lot(s) Request: Conceptual review The property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required. All contacts for this project will be made through the Applicant listed below. Owner: Steven & Pamela Lenzi Company Phone: Fax: Address: 304 Young Road, Barrington, NH 03825 Applicant (Contact): Robert Russell Company 2A Tactical, LLC Phone: Fax: E-mail: Address: 99 Tolend Road, Barrington, NH 03825 Developer: Same as applicant Company Phone: Address: Architect: General Contractor: Dewayne Watson Company Unified Builders Inc Phone: 603-905-9004 Fax: E-mail: dwatson@unifiedbuilding.com Address: 688 Calef Highway, Barrington, NH 03825 Engineer: Scott Frankiewicz, LLS & Bernie Temple, PE Company New Hampshire Land Consultants, PLLC & Bernie Temple PE Phone: 603-942-9220 E-mail: scott@nhlandconsultants.com Address: 683C First NH Turnpike, Northwood, NH 03261 a platson The Bawan June
Staff Signature Applicant Signature 7/13/2021

### **TOWN OF BARRINGTON - LAND USE DEPARTMENT**

### PROJECT NARRATIVE

PROJECT NAME 2A Tactical, LLC Site Pan	CASE FILE NUMBER 251-63-RC-21-P	
PROJECT LOCATION Rte 125 & Bumford Road		
DATE OF APPLICATION 7-13-2021		
Property Details:		
Single-Family Residential Multi-Family Residential	Commercial Industrial	
Current Zoning: Regional Commercial Lot Area Size	8.6 Acres	
Setbacks: Front 75' Side 30'	Rear <sup>30'</sup>	
Parking Spaces Required: 29 Parking Spaces Provided: 39		
Please describe your project and its purpose and intent. You may attach a typed description.		

See attached





## 2A Tactical, LLC Project Narrative

2A Tactical LLC ("2A Tactical"; "2A") is New England's premier gunsmith and AR/Pistol custom shop. The shop offers retail sales of firearms, comprehensive repair and customization services and is the largest Silercershop® dealer in New England. 2A regularly conducts 'AR Build Classes' where students learn how to build their own custom firearms under the supervision of trained experts.

2A Tactical has outgrown its' current shop location at 99 Tolend Road in Barrington. 2A Tactical plans to grow the business infrastructure commensurate with the revenue potential of each business component: retail sales, service and education. To this end, we have developed plans for a new 6,000 square foot facility at the corner of Route 125 & Bumford Road. The property is currently owned by Steven & Pamela Lenzi and is known as Tax Map 125 Lot 63. The property has major frontage along Rte. 125 and Bumford Road and is 8.6 acres of woodlands and wetlands.

The proposed site will house a 6,000 sq. ft. 2 story building, 11,080 sq ft useable space. The building will have 4,120 sq. ft. of office/classroom space, 2,624 sq. ft. of retail space, 3,376 sq. ft. of warehouse/storage space and 960 sq. ft. of gunsmithing space. 2A will offer classes to a maximum of 20 students and will occur during off hours.

The proposed site is large enough to easily accommodate the required parking spaces, loading area, secured storage containers, secured ATF Storage container and appropriate drainage, sewerage and water facilities with space to expand if future business allows for an expansion.

The new facility will allow 2A to expand business offerings in many ways: increased gunsmithing stations, room for machinery that will augment offerings and more. The company will be able to bring new machines online that will allow more services to be performed in-house rather than outsourcing.

During construction, the shop will continue doing what has gotten 2A to this point: selling quality firearms and accessories, ammunition, repair services and build classes.



### LETTER OF AUTHORIZATION

"I, Robert Russell, Owner of 2A Tactical, LLC, authorizes Unified Building Group, Corp. and New Hampshire Land Consultants, PLLC, to represent all matters associated with a project on property I have under contract located on Rte 125 & Bumford Road known as Tax Map 251 Lot 063, in front of the Land Use Boards in Barrington, NH.

M	7/2/21
Signature	Date
· Signature	Date



LAND USE OFFICE

### LETTER OF AUTHORIZATION

"I, Steven and Pamela Lenzi of Steven F. Lenzi Trust and Pamela M. Lenzi Trust, authorizes 2A Tactical, LLC, Unified Building Group, Corp. and New Hampshire Land Consultants, PLLC, to represent all matters associated with a project on property I own located on Rte 125 & Bumford Road known as Tax Map 251 Lot 063, in front of the Land Use Boards in Barrington, NH.

7-12-2| Date





### **Abutters list**

### Owner of Record

Tax Map 251 Lot 63 Steven F. Lenzi Rev. Trust Pamela M. Lenzi Rev. Trust 304 Young Road Barrington, NH 03825 Owner of: Tax Map 251 Lots 65, 66

### **Applicant**

2A Tactical, LLC Robert Russell 99 Tolend Road Barrington, NH 03825

### **Professionals**

New Hampshire Land Consultants, PLLC Scott R Frankiewicz, LLS 683C First NH Turnpike Northwood, NH 03261

Bernie Temple, PE P.O. Box 7 Gilmanton Iron Works, NH 03837

Unified Building Group, Corp. Dewayne Watson 688 Calef Hwy Barrington, NH 03825

### **Abutters**

Tax Map 251 Lot 62 Leonard & Donna Stevens Rev. Liv. Trust Leonard & Donna Stevens, Trustee 725 Calef Highway Barrington, NH 03825



Tax Map 251 Lot 56 Edwin & Denise Dobson 34 Province Road Barrington, NH 03825

Tax Map 251 Lot 54 Angela & David Goodwin 44 Province Road Barrington, NH 03825

Tax Map 251 Lot 53 Rodney & Annette Call 46 Province Road Barrington, NH 03825

Tax Map 251 Lot 51 Shirley Leak Rev, Trust Shirley Leak, Trustee 66 Province Road Barrington, NH 03825

Tax Map 250 Lot 89 Brower Country Place, LLC 85 Edgewater Drive Barrington, NH 03825

Tax Map 250 Lot 85 Trizland Barrington, LLC 139 Swan Road Barrington, NH 03825

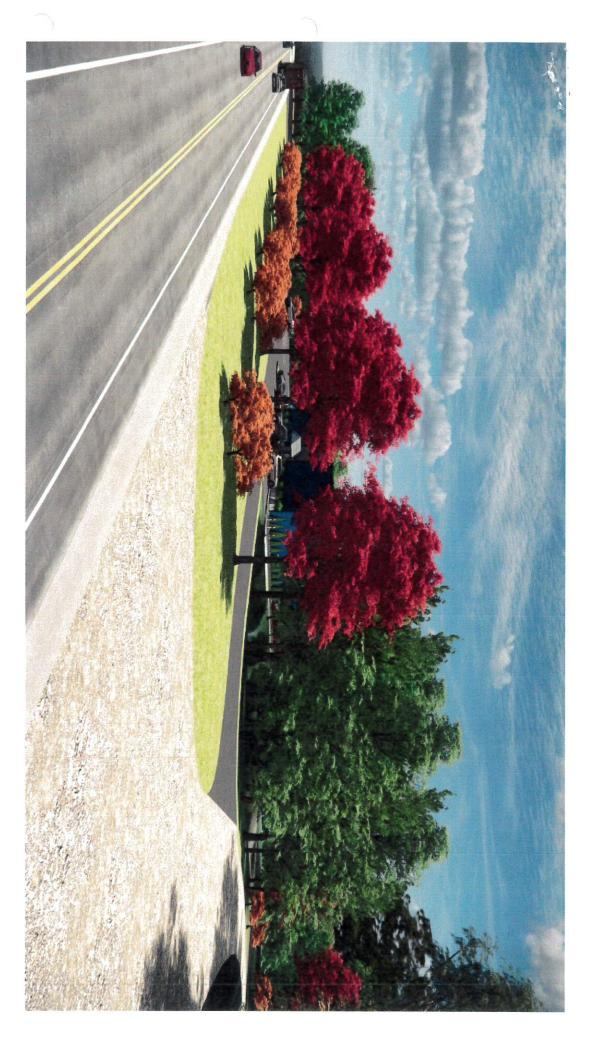
Tax Map 251 Lot 72 Westbrook Holding Co. LLC 5 Commerce Way Barrington, NH 03825





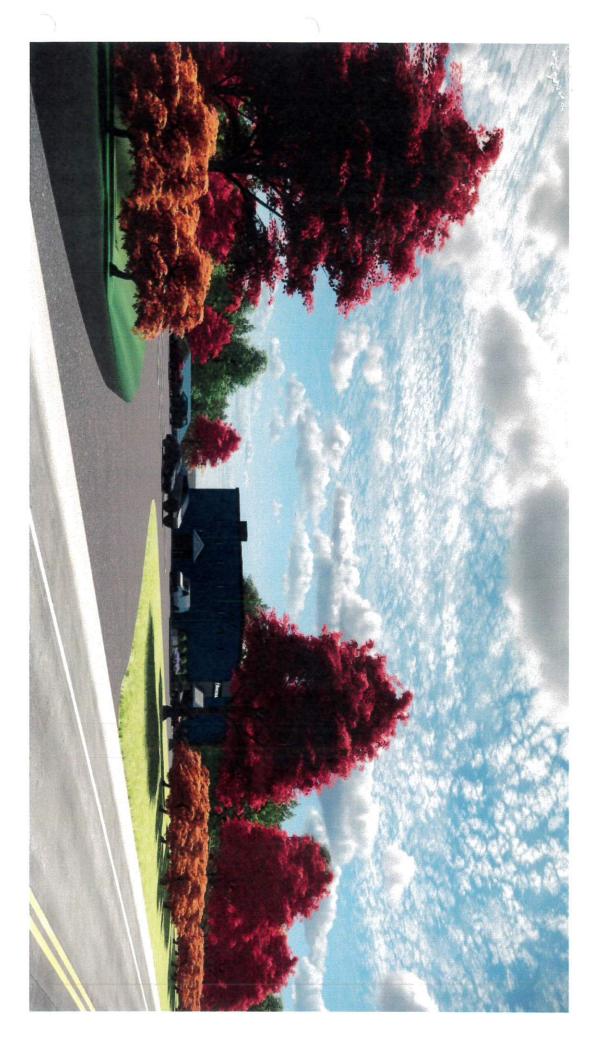
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